



# North Fairlington News

Historic Fairlington Villages

MARCH 2023 VOL. 45, No. 3

[HTTPS://APP.TOWNSQ.IO/LOGIN](https://app.townsq.io/login)

## Elect Four Directors at 45th Annual Meeting on March 29

The election of four members of the Board of Directors will highlight the 45th Annual Meeting of the Fairlington Villages Association on Wed., March 29, at 7 p.m. at the Community Center at 3005 S. Abingdon St. Electronic voting at the Community Center will be open from 6:30 p.m. to 7 p.m.

### QUALIFIED CANDIDATES

We have seven qualified candidates running for four open seats:

- ✓ Edward Stollof – Ward II
- ✓ Donna Volpone – Ward II
- ✓ Harold L. Reem – Ward III
- ✓ Philip Brown – Ward V
- ✓ Sameer Shantaram – Ward V
- ✓ Vonda Bush – At Large Director
- ✓ Andrea Dies – At Large Director.

The Board sets condo policy, oversees Management, and maintains fiduciary responsibility for a multimillion dollar annual budget. Board members receive no compensation for their services to Fairlington.

### CANDIDATE STATEMENTS IN NEWSLETTER

Half-page Candidate Statements are published in this newsletter on pages 6 to 9.

### ANNUAL MEETING MATERIALS DETAIL NEW PROCEDURES

Statements from the candidates who provided them by the deadline are included in the Annual Meeting materials and with online ballots.

*continued on page 5*

### IMPORTANT DATES

#### Candidates' Forum No. 2

Wednesday, March 8, 7 – 9 p.m.  
Community Center

#### Paper Proxy Ballots Must Be Postmarked by March 18

Paper ballots submitted by mail must be postmarked **no later than March 18, 2023**, and mailed in the envelope provided

#### All Online Voting Ends at 7 p.m. on Wednesday, March 29

#### 45th Annual Meeting

Wednesday, March 29  
Voting 6:30 – 7 p.m.  
Meeting 7 p.m.  
Community Center  
3005 S. Abingdon St.



 **Spring into this 12 page newsletter and review Candidate Statements.** 

## Budget Seminar Reviews Finances and Kicks Off Future Financial Priorities Survey

On Jan. 28, Fairlington Villages residents participated in a two-part seminar on our Association's finances and budget priorities.

Part one of the seminar consisted of a detailed review and analysis of the Association's finances, including our annual budget process, budget priorities and principles, Fiscal Year 2023 budget, and annual financial audit. Attendees were encouraged to ask

questions and participated in the discussion.

Part two of the seminar offered participants the opportunity to provide their inputs on the Association's future financial goals. After review of the financial objectives identified in the 2019 Strategic Plan community survey, attendees were requested to complete a survey on the Association's future financial

*continued on page 11*

## A Winning Game Day



PHOTO BY ANNE WASOWSKI

Fairlingtonians were the big winners for the return of the Game Day Party. See more on page 4.

## Managing Invasive Plants in Fairlington Villages: Heavenly Bamboo

Invasiveness is a commonly misunderstood term. An invasive plant must be non-native to a particular area, be capable of escaping cultivation, and out-competing local wild plants, causing harm. "A plant may be well-behaved in a garden, but a bully in the wild," said Alyssa Ford with Master Gardeners of Northern Virginia, Arlington. Even the most carefully tended gardens cannot prevent birds and squirrels or gusty winds from dispersing seeds where they are not welcome.

Habitat loss and invasive plants are the leading causes of major native biodiversity declines. Economic costs associated with invasive species and control are estimated at \$120 billion per year in Virginia, according to Virginia Forestry. Not all non-native species are invasive.

Heavenly bamboo (*Nandina domestica*) is a native of China and Japan. In the early 1800s, this plant was introduced to North America and widely planted as an evergreen ornamental, valued for its beautiful bright red berries and colorful foliage that are multi-seasonal. Unfortunately, it has escaped cultivation and is now on Arlington's Invasives List.

Aside from displacing native plant communities, its berries are poisonous to people, pets, and wildlife. If there are not other foraging options, birds that also inadvertently spread its seeds will gorge on the berries. Sadly, research shows that multiple bird species, most notably cedar waxwings, have died after eating too many *N. domestica* berries.

When removing *Nandina*, bag the berries and dispose of them in the trash (not in the compost) to prevent spread or damage to birds or pets.

Fairlington Villages Management recommendations: Do not plant *nandina* (*Nandina domestica*).

Instead, for colorful leaves there is a "Gulf Stream" variety that has no berries and is evergreen. Sterile cultivars such as "Firepower" and "Blush Pink" do not propagate.

Native alternatives that provide year-round interest and are being installed throughout Fairlington Villages include:

- Winterberry holly (*Ilex verticillata*) has bright, non-toxic berries in winter. Birds love them!
- Yaupon holly (*Ilex vomitoria*) is an evergreen shrub that can also be used to make tea!
- Strawberry bush (*Euonymus americanus*) offers bright colors.
- Inkberry (*Ilex glabra*), a member of the holly family, is evergreen. Cultivars such as "Densa" are shorter and with a slightly broader spread.

Learn more with these resources:

- The Master Gardeners of Northern Virginia website: [www.mgnv.org](http://www.mgnv.org)

- Arlington County's invasive plants removal plans: [www.arlingtonva.us](http://www.arlingtonva.us)
- The complete list of Arlington County invasives: [www.dcr.virginia.gov](http://www.dcr.virginia.gov).

— Anne Wilson, Grounds Committee member



PHOTO BY ANNE WILSON

Please do not plant the devilish, invasive heavenly bamboo (*Nandina domestica*).

## Alexandria West City Meeting on March 27

### WHAT IS THE ALEXANDRIA WEST PROJECT?

The City of Alexandria has a Master Plan comprised of 20 Small Area Plans covering neighborhoods; Alexandria West is one of the Small Areas.

Last year, the City of Alexandria launched an 18-month planning process for Alexandria West. This process involves a community vision and explores topics such as housing affordability, equity, culture, land use, mobility, pedestrian and cyclist safety and accessibility, and connecting existing and future open spaces.

### CITY MEETING ON MARCH 27

There will be a City meeting on

Mon., March 27. Details on meeting location and time will be posted on the project website, eNews, and WhatsApp.

### ALEXWEST RESOURCES

The project website, [alexandriava.gov/AlexandriaWest](http://alexandriava.gov/AlexandriaWest), includes a recent community poll results, a draft work schedule, and other plan and meeting resources, available in multiple languages.

You can contact José Delcid, Urban Planner, Department of Planning and Zoning at the City of Alexandria, via email: [jose.delcid@alexandriava.gov](mailto:jose.delcid@alexandriava.gov), telephone 703-746-3837, or connect through WhatsApp text messenger at 571-358-7569.

# Defining Roles in Fairlington Villages

*A series of articles about the roles & responsibilities of the Board of Directors, Management and committees*

## Volunteering and Committee Participation

Owners and residents make Fairlington Villages a great place to live. Assessments pay for a management staff and maintenance, but the Association relies on volunteers to create a thriving and well-run community. Without your involvement there are no Board of Directors, community activities, or execution of a multi-million-dollar budget.

The Board invites all residents, both owners and tenants, to participate in our Association activities. The president may create (and dissolve) committees to help run the condominium's affairs. The committees facilitate decision-making by researching specific issues, providing a broader base of opinion, and recommending policies and actions to the Board.

Residents interested in volunteering for a committee may contact Management, a Board member, or the committee chair. Names and contact information are listed on page 10 of this newsletter.

In addition to the Association's standing committees described below, ad hoc committees, or working groups, are created from time to time to advise the Board on special projects or concerns. Recent temporary work groups have studied risk management, rules enforcement, long-range planning, financial reserves, elections, electronic access, trash, noise issues, and hallway renovation. Ad hoc committees usually include a Board member and interested residents.

## Activities Committee

[activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com)

This committee promotes community spirit through various events: an annual yard sale, pool parties, and theme parties such as the Easter Egg Hunt, 4th of July Parade, Halloween Party, and Morning with Santa. Other activities include the Book Club, which meets in the Community Center. Owners and tenants are encouraged to bring their ideas and energy to the committee, which the Board recognizes (and whose activities it funds) as an important aspect of community social life.

## Book Club

[bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com)

A monthly activity enjoyed by our avid reading community is the Book Club, sponsored by the Activities Committee. You can read about their upcoming discussions and book of the month on their "[Fairlington Area Book Readers Group](#)" [Facebook page](#).

## Architectural Control Committee

[variance@fairlingtonvillages.com](mailto:variance@fairlingtonvillages.com)

This committee reviews owner variance applications and advises the Board of Directors on their disposition. It also develops standard variance policies as the Board may direct. Residents with legal, architectural, or engineering experience, as well as an interest in protecting our investment, are particularly welcome.

## Communications/Technology Committee

[comm@fairlingtonvillages.com](mailto:comm@fairlingtonvillages.com)

This committee is charged with enhancing communication among the Board and owners and tenants. Committee members edit the monthly newsletter, North Fairlington News, which is distributed to all units and nonresident owners, and is available via email and on the website. The committee also focuses on technology innovations to enhance communications with the community through social media, such as Facebook and Twitter. Residents with editorial, public relations, or webmaster experience are particularly encouraged to join.

## Grounds Committee

[grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com)

This committee assists the Board of Directors in overseeing and maintaining the quality and integrity of our grounds. Committee members join Board members and Management in walk-throughs of the common property usually held at least once annually in either spring or fall. The committee advises the Board on grounds maintenance and improvement, recommends budget items, undertakes projects at the request of the Board, and reviews landscape proposals.

## Pools Committee

[pools@fairlingtonvillages.com](mailto:pools@fairlingtonvillages.com)

This committee advises the Board of Directors on the operation and maintenance of the swimming pools, including hours, rules, evaluation of our service contractor, and performance of the lifeguards.

## Tennis Committee

[tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com)

This committee recommends rules for use of the tennis courts. It maintains men's and women's "ladders" and sponsors clinics, parties, and special tennis-related events. At times, the committee retains a tennis pro to teach lessons to residents. All are welcome to participate, especially to attend the monthly tennis parties.

**Committee volunteers are always welcome!**



## Activities Around the Village

### Clothes Swap on March 26

Jump into spring with some new-to-you fashion finds from the Clothes Swap on Sun., March 26, at a time TBD at the Community Center at 3005 S. Abingdon St.

### Be Visible at the Book Club on March 30

Please join us on Thurs., March 30, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *The Heart's Invisible Furies* by John Boyne and learn the "story of Ireland from the 1940s to today through the eyes of one ordinary man." This historical fiction will "make you laugh and cry while reminding us all of the redemptive power of the human spirit."

Our Thurs., April 27, book discussion will be on *The Last Days of Night* by Graham Moore. Travel to 1888 New York to relive the battle of two titans, Edison and Tesla, to be the first to light the city using electricity.

### A Chieftain Party

PHOTOS BY ANNE WASOWSKI  
The Game Day Party would not have happened without the help of our superstar volunteers.

Please visit our "Fairlington Area Book Readers Group" Facebook page for the latest details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### March Over to the Canasta Club on Wednesday

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each Wednesday from 10:30 a.m. to 1:30 p.m. at the Community Center. Canasta is a card game where players or partnerships try to meld groups of three or more cards of the same rank. Please email Mary Ryan at [mxryan1024@gmail.com](mailto:mxryan1024@gmail.com) for more details.

### Discover Our Egg-cellent Easter Egg Hunt on April 8

Join us for our children's Easter Egg Hunt on Sat., April 8, from 10 a.m. to 11 a.m. at the Community Center. Please note, this event is

intended for children under the age of 10. The Activities Committee will provide muffins, juice and coffee.

Volunteers are needed to set up the event, decorate the Community Center, prepare and hide the eggs, direct families during the event, organize photo opportunities, and assist with event clean up. If you are interested in volunteering during this year's Easter Egg Hunt, please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the Management Office at 703-379-1440.

### Game Day Party Success

Football fans throughout Fairlington Villages gathered at the Community Center on Feb. 12 to watch the Big Game on the big screen. With pizza, beer, and other refreshments on hand, neighbors cheered on their favorite team and enjoyed the commercials and halftime show.

As always, we would like to extend our appreciation to the many volunteers who helped to make the Game Day Party a success: Anne Wasowski, Annemarie Antignano, Beth Baynes, Kate Bannan, Linda Barnett, Norma Reem, Susan Tatum, and Terry Placek.



PHOTO BY ANNEMARIE ANTIGNANO





## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Addressing Potential Issues for the Annual Spring Inspection

Management's annual spring inspection is underway and we will be noting covenants violations such as:

- Items attached to the exterior of your unit, fence, or balcony railing.
- Items hung on the common walls of a multiunit building, or

stored items in any common areas.

- Unkempt backyards.

You can address these items now to avoid a violation notice. Please refer to the *Residents' Handbook* or contact the Management Office with any questions. Thank you for your cooperation.

### A Note on the Candidate Statements In This Newsletter

*For the first time in recent history, the Election Rules permit candidates to submit a half-page Candidate Statement for publication in the newsletter. You can find the Statements on pages 6 to 9.*

*The Candidate Statements presented are as written by the candidate verbatim and were stylized only for consistency and with the candidates' knowledge.*

*None of the Statements reflect support or endorsement of any candidate.*

## ELECTION

continued from page 1

### ESTABLISH QUORUM

It is important to establish a quorum. If a quorum is not established the election cannot be held. Vote online or mail your paper proxy in the envelope provided.

### MARCH HOMEOWNER MAILING MATERIALS

All homeowners receive their Annual Meeting materials and proxy ballots by mail. If you do not receive the materials by March 7, please contact the Management Office at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

### VOTE BY PAPER PROXY BY MARCH 18

If you do not have access to the internet, you can fill out a paper ballot. Please read the directions

for voting and signing your proxy. If your proxy ballot is not filled out correctly, it cannot be counted for quorum purposes, the election of Directors, or voting on any other matter that may arise.

Paper ballots submitted by mail must be postmarked **no later than Sat., March 18, 2023**, and mailed to the balloting company in the envelope provided.

### VOTE ONLINE BY MARCH 29!

Voting online is the preferred way to vote:

- You must cast your online vote **before 7 p.m. on Wed., March 29**, when all voting will close.
- Voting online is easy, and more importantly, the safest way to cast your ballot. Please take advantage of this convenient way to participate in the Association's most important meeting of the year. The mailing contains instructions for voting electronically, including your

unique user ID and password for each unit you own.

- The proxies of homeowners who are delinquent in paying condominium assessments are not valid.

- Manage-

ment is available to assist in navigating the website and to help you cast your online vote.

**Please read the voting instructions carefully as the procedure has changed for 2023.**

### VOTE AT THE ANNUAL MEETING ON MARCH 29

There will be a final opportunity to vote at the Annual Meeting on Wed., March 29 via electronic voting from 6:30 p.m. to 7 p.m. at the Community Center.

### ANY QUESTIONS?

Contact the Management Office: call 703-379-1440 between 8:30 a.m. to 5:30 p.m. Monday through Friday and 9 a.m. to 2 p.m. on Saturday to ask for help! Or send an email to [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

### Attend a Candidates' Forum

On Wed., March 8, from 7 p.m. to 9 p.m. Fairlington Villages will host Candidates' Forum No. 2 at the Community Center. All residents are encouraged to attend. The first Forum was held on Feb. 25.

## Candidate Statements: Ward II

### Edward Stolof



Hello, I'm Ed Stolof — a 9-year Fairlington Villages resident who was elected as the Ward II Fairlington Villages Board director in 2018. In addition to my bachelor's degree, I have a master's degree in Community Planning (1981) and work at the District Department of

Transportation where I manage the Project Planning Branch/Planning and Sustainability Division. My expertise includes traffic and pedestrian safety, bicycle lanes, traffic operations, community engagement, budgeting, and contract management. I have used this knowledge regularly in my work on the Board, including chairing the Fairlington Villages Strategic Plan Task Force and development of the Strategic Plan.

As a Ward II Board member, I will:

- Focus on a common vision.
- Be an independent and objective voice for you.
- Ensure open and transparent communications.
- Improve customer service. You deserve respect and to be treated professionally with any interaction at the Management Office and fellow Board members.
- Work to modify the 1970s Bylaws to allow for egress windows, other architectural enhancements, and needed changes.
- Enhance curb appeal and landscaping.
- Maintain fiscal integrity by maintaining healthy reserves.
- Strive for small increases in condo fees rather than large, surprise special assessments.

I ask for your vote for the Ward II Board seat. If you have any questions, concerns, and opinions on how we can improve the quality of life and livability within Fairlington Villages, please email me at [ed.fairlington@gmail.com](mailto:ed.fairlington@gmail.com) or visit my website: <http://estolof.com>.

### Donna Volpone



Fairlington Villages is a great neighborhood. Let's continue to grow in ways that will benefit all of our residents, while not raising our condo fees. Here are just a few of the areas that I would like to explore:

- Protecting our environment: We currently have only three small areas

where we use either no pesticides/herbicides or apply organics. Most of our turf is treated with expensive chemicals. Lets save money and our health by phasing out these products.

- Allowing residents to update their units: My work on the SCOPAC commission has convinced me that egress windows make spaces safer, more enjoyable and keep us current in the real estate market. Let's finally get this approved!
- Noise mitigation: We have all had to listen to the huge machine blowers used to clear leaves from our parking lots. Noise, fumes and debris on cars... Let's look at more efficient, healthier ways to deal with leaves.
- Trash schedule: We no longer put trash bags on the curb. Is it time to consider changing our restrictive time schedule?

Fairlington Volunteer:

- Grounds Committee (2015 – present)
- Special Commission on Potential Architectural Changes (2022 – present)
- Election Panel (2022)
- Abingdon Elementary PTA Garden (2022 – present).

Please feel free to share your thoughts with me at: [dvolpone@icloud.com](mailto:dvolpone@icloud.com).



# Candidate Statement: Ward III

## Harold L. Reem



Experience Serving Our Community

I have been a Fairlington Villages resident and owner since 1987 and have served four terms as Ward III Director (2011 – 2023). I am seeking a fifth term and desire to continue my service as Treasurer (2013 – 2023) to further our

Strategic Plan’s vision of making “Fairlington Villages the community of choice for diverse, multigenerational residents.”

When reelected I will:

- **Maintain Sound Finances:**
  - Support small annual fee rises to fund operations, maintain reserves, and avoid special assessments.
  - Provide regular, detailed financial updates.
- **Preserve Our Historic Infrastructure:**
  - Continue slate roof replacement, masonry repairs, and parking lot and apartment hallway renovations.
  - Support changes to buildings, for example egress windows, that preserve all homeowners’ interests.
- **Enhance Our Environment:**
  - Develop an urban forestry program that maps all major trees and plans for our future tree canopy.
  - Support more cost-effective integration of native plants into our landscape.
- **Improve Our Amenities:**
  - Continue renovating pool houses and tennis courts, and expand recreation facilities for all groups.
- **Promote Teamwork:**
  - Support Board members’ work as fiduciaries for the common good.

For more info, see my webpage: [h-reem.com](http://h-reem.com).

### Stay in the Know with TownSq

TownSq is free and available for Android and iOS. Have your account number handy. Sign up: <https://app.townsq.io/login>.

- Stay informed via TownSq regarding community meeting reminders and other events.
  - Get notices via TownSq on the latest updates in Fairlington Villages such as sidewalk closures for maintenance work.
  - Pay your condo fees using TownSq.
  - Make a request to the Office via TownSq.
- If you have a tenant renting your home, please register them so they too may receive TownSq news.

## Management Office

### Office Location

Fairlington Villages  
A Condominium Association  
3001 South Abingdon Street  
Arlington, Virginia 22206

### Hours by Appointment

8:30 a.m. – 5:30 p.m. Monday through Friday  
9 a.m. – 2 p.m. Saturday  
Closed Sundays and federal holidays

### Communications

Telephone: 703-379-1440  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)

### Staff

Gregory Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator
Oneyda Campos	Office Administrator

### Emergency

After Hours Emergency: 703-600-6000

### Patrol Service

To contact security duty officer, call 571-215-3876.

If the patrol service does not answer, the officer will receive a page. If you have not received a return call within 10 minutes, please call again. Security hours: 8 p.m. – 4 a.m. nightly.

### Fairlington Villages Community Center

3005 South Abingdon Street

## Candidate Statements: Ward V

### Philip J. Brown



Vote for Phil for Ward V Director!

- Forward thinking: With an eye towards the future, I'm always looking for improvements.
- Accountable: No self-dealing. No conflicts of interest.
- Inclusive: I listen carefully

and approach problem solving as a collaborative process.

- Rational and realistic: In a community with 1703 units, nothing will be unanimous. My job is to listen, to be creative, and to be fair.

Since graduating from the MIT Sloan School of Management, I have spent my career focusing on technology, finance, and accounting.

My accomplishments on the Board include:

- Replacing 900+ balconies.
- Installing our first electric charging station.
- Selecting red cedar for rear fence replacements.
- Championing our first egress window as a pilot and leading a commission to research and develop a process to allow egress windows, french doors, and more.
- Installing accessible bathrooms in our Community Center.
- Negotiating a compromise 2-year chemical-free lawn and turf pilot in Ward I.
- Recommending and approving a major overhaul to our main tennis courts and lights.
- Installing four new pickleball courts.
- Major upgrades to all six swimming pools.
- And more.
- ... And I'm just getting started!

Contact me via email [phil@pjb3.com](mailto:phil@pjb3.com) or telephone 703-637-9152.

### Sameer Shantaram



My name is Sameer Shantaram and I am running to represent Ward V of Fairlington Villages. I moved here eight years ago after joining my now-wife in her one-bedroom unit on 28th Street. When we wanted a slightly bigger space a few years later, we looked around the DMV area. But

we ultimately decided to stay in Fairlington because we couldn't find the same charm, value, and sense of community anywhere else.

I'm running for a Board seat because I feel that participating in the process is key to being a good neighbor and citizen. Many of you are probably familiar with my wife, Melissa Beene, who has participated in several committees and co-founded the Fairlington Farmers Market. She's made service an integral part of her time here and I hope that this opportunity will be my chance to serve as well.

I currently work as a treasury analyst for a property management company in Arlington. But I spent almost a decade at the site-level, preparing budgets (\$8 million at the last one I managed), reviewing contracts, planning out future capital expenditures, listening to the concerns of residents, and dealing with all manner of maintenance issues. All things that I feel would serve me well if I were elected to the Board.

I think that the dedicated current members of the Board have done an admirable job. But adding new perspectives into leadership positions helps to ensure that more voices are heard. Because as much as I, and probably you, love Fairlington, there are improvements that can be made. In speaking to neighbors over the years, many of the same issues keep coming up: adding egress windows, modernizing communications, adding mailboxes. Or my personal wish, adding a second day of recycling. In my time as a property manager, I had many requests that we were unable to fulfill, and I'm sure that everything we want here in Fairlington may not be possible. But what I learned during that time was that residents wanted to be heard and to receive clear communication concerning their issues. I took pride offering that to them, and I hope to bring that same level of transparency and professionalism to the Board. I thank you for your consideration. If you have any questions, please email me at [sameer.shantaram@gmail.com](mailto:sameer.shantaram@gmail.com).



## Candidate Statements: At Large Director

### Vonda Bush



My name is Vonda Bush. I moved into the neighborhood last year in May 2022. I am originally from Jacksonville NC. Some background about me: I'm a United States Navy veteran having served 23 years of honorable service. I served in Operation Iraqi Free-

dom on the USS *Harry S Truman* CVN 75 Ship. My specialty is Information Technology centered around Cyber Security. I am currently working at the US State Department Bureau of Consular Affairs where I am a Information Systems Security Officer.

I am highly skilled at conflict resolution, problem solving, leadership and an integral player in cohesiveness and comradery. I enjoy leading teams in practical solutions. My passions and interests include but are not limited to: avid dog lover. I also babysit and have trained all of my dogs I have owned. The previous dogs was aTherapy Dogs and my current dog Symba is an emotional support dog. I am a strong advocate of mothers and the PTA. I am also passionate about reviewing rules so they are logical for this day and time I am also a fan of budget review reform

My main reason for running is to become an active member of the community and to ensure that conscience educated decisions are made it matters and to ensure that the community has a voice and a representative that is actively engaging with members of this community..

You can email me at [von.bush@gmail.com](mailto:von.bush@gmail.com).

### Andrea Dies



As a native of this area growing up in Alexandria, I specifically chose Fairlington Villages when it came time for me to purchase my first home on South 27th Road in 1986.

During my previous service on the Board, I was instrumental in approving annual operating budgets that kept

the community inviting to new and existing residents while keeping condominium assessments below the rates being paid by neighboring communities surrounding Fairlington on all sides.

While on the Board previously, it was my privilege to serve as its Secretary, and Board Liaison with numerous committees like Parking & Security and the all too important Architectural Control Committee, which is charged in our Bylaws with assisting the Board to ensure that alterations to the interiors of units don't negatively affect the structures in which they are located. I'm also active with the Community Emergency Response Teams (CERT) in both Arlington County and the City of Alexandria.

I'm for the entire Fairlington Villages Community. As one of the Community's three At-Large Directors, I will ensure my focus remains on what's in the best interests of all residents regardless of the Ward in which they reside. If you wish to get to know me better, telephone me at 703-836-3323 with any questions or comments you may have.

The News is published by  
Fairlington Villages,  
A Condominium Association

**BOARD OF DIRECTORS**

President, Ward VI Director  
Melanie Alvord  
mellie.ward6@comcast.net  
Vice President, Ward II Director  
Ed Stollof  
estollof1@gmail.com  
Secretary, At Large Director  
Anne Wasowski  
aw4fair@gmail.com  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
hnreem@comcast.net  
Ward I Director  
Kate Lankford  
ward1fairlington@gmail.com  
Ward IV Director  
Larry Straub 703-379-1739  
larrystraub93@gmail.com  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
KO Weaver  
kaliweaver@aol.com  
At Large Director  
Joe Torres 703-705-8311  
Fairlington123@yahoo.com

**COMMITTEE CHAIRS**

Activities: Annemarie Antignano and  
Erin Bieger  
activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
Communications/ Technology:  
Carol Bell  
comm@fairlingtonvillages.com  
Family Events & Recreation: vacant  
families@fairlingtonvillages.com  
Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
Pools: Marya Hynes  
pools@fairlingtonvillages.com  
Tennis: Soleil You  
tennis@fairlingtonvillages.com

**WORKING GROUPS**

Special Commission on Potential  
Architectural Changes: Philip Brown  
scopac@fairlingtonvillages.com

**GET SOCIAL WITH US**

Join TownSq  
Like us on Facebook  
Follow @NFairlington

**Comments, articles, and letters are welcome.** The deadline for submissions is the 10th of each month. Please deliver or email materials to the Management Office. The editor reserves the right to edit submissions.

## Board Meeting Agenda Wednesday, March 1, 2023

The following is the preliminary agenda for the March 1, 2023, Board of Directors meeting at 7 p.m. The meeting is hosted from the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the monthly meeting. Details for virtual attendance should be confirmed with the Management Office the week prior to the meeting: email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Introduction of Pool Contractor – High Sierra
- V. Approval of Minutes – Feb. 1, 2023
- VI. Old Business
- VII. New Business
  - A. Variance Request – 4706 S. 29th St. – Installation of Security Camera
  - B. Variance Request – 2973 S. Columbus St. – Removal of Load-Bearing Wall
  - C. Slate Roofs Replacement FY23
  - D. Replacement of Common Area Building Windows Wards II and III – FY23
  - E. Painting Ward V – FY23
  - F. Spring Focal Bed Plantings
  - G. Spring Mulch Program
  - H. Phase II – Perimeter Fence Project
  - I. Trash Hours
- VIII. Reports
  - 1. Officers (President, Secretary, & Treasurer's Reports)
  - 2. Committees
  - 3. Management's Financial Report
  - 4. Management's Project & Status Report
  - 5. Office Administrative Report
  - 6. Facilities Report
  - 7. Operations Report
- IX. Establishment of Next Board Meeting – April 5, 2023
- X. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review electronically via email copy or by appointment at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.



Fairlingtonians on Game Day. Photo by Anne Wasowski

## Board Meeting Highlights

The Board held a regular meeting on Feb. 1, 2023. The following are highlights.

### New Business

**A. Variance Request – 4903 S. 30th St., A-1 – Install a Standing Privacy Screen on the Balcony and Attach String Lights to Patio Railing:** Ms. Lankford moved the Board approve a variance request to install a freestanding privacy screen as long as it is not attached to the patio railing and disapproves the request to attach lights to the porch railing. Failed 3-3.

Following the failure of the motion, two new motions were presented, as follows:

Mr. Brown moved the Board approve a variance request to install a natural looking freestanding privacy screen, such as pictured in the variance application, which is maintained and kept in good repair, as long as it is not attached to the building or balcony structure. This resolution does not rule either way on the request to attach lights to the porch railing. Passed 6-0.

Mr. Brown moved the Board approve a variance request to affix string lights to the patio railing, or any part of the balcony structure. Failed 0-6.

**B. Variance Request – 3082 S. Abingdon St. – Attach a Camera to the Window and Replace Bulb with the External Fixture with a Spotlight Camera:** Ms. Lankford moved the Board approve the Jan. 17, 2023, variance request from the homeowner at 3082 S. Abingdon St., A-1, to attach a camera to the kitchen window and replace a bulb with a spotlight camera, in accordance with the specifications outlined in the variance request. Seconded by Mr. Torres and superseded by a motion to divide the main motion.

Mr. Torres moved to divide the motion into its constituent parts so each can be voted upon separately. Passed 6-0.

Mr. Torres moved the Board ap-

prove the Jan. 17 variance request to attach a camera to the kitchen window exterior. Failed 0-6.

Ms. Lankford moved the Board approve the Jan. 17 variance request to replace the bulb in the external light fixture with a spotlight camera. Passed 6-0.

**C. Rotten Wood Replacement Ward I:** Ms. Lankford moved the Board authorize Management to contract with Middeldorf Property Services, Inc., for rotten wood replacement in Ward I at a cost of \$184,325. Passed 6-0.

**D. Janitorial Cleaning Contractor:** Mr. Reem moved the Board approve the proposal from Corporate Cleaning Solutions at the following costs: March 9, 2023 – March 8, 2024: \$11,280.84/month; March 9, 2024 – March 8, 2025: \$11,732.07/month; March 9, 2025 – March 8,

2026: \$12,648.73/month. Passed 6-0.

**E. Certification of Candidates for Election to the Board of Directors – 45th Annual Meeting:** Mr. Straub moved the Board hereby Certifies the following individual(s) as Candidates qualified for election to the position indicated on the Board of Directors at the 45th Annual Meeting on March 29, 2023: Ward II – Edward Stollof and Donna Volpone; Ward III – Harold L. Reem; Ward V – Philip Brown and Sameer Shantaram; At Large Director – Vonda Bush and Andrea Dies. Passed 6-0.

**F. Landscape Contractor Quarterly Update:** This item on the agenda was for discussion only and there was no resolution presented.

## BUDGET

*continued from page 1*

priorities. Topics addressed included replacement reserves and operating spending in areas such as building maintenance, landscaping and grounds maintenance, and Association amenities. Residents who did not attend the seminar had the opportunity to complete the survey online or obtain a hard copy of the survey at the Management Office prior to the completion deadline of Feb. 20.

The survey results will be compared with the financial information in the 2019 community survey and will be published in the April 2023 newsletter. They will be considered during our FY24 and subsequent fiscal years' budget processes.

If you missed attending the seminar a copy of the presentation slides is posted for your review on the [Fairlington Villages website](#).

— Harold Reem, Treasurer

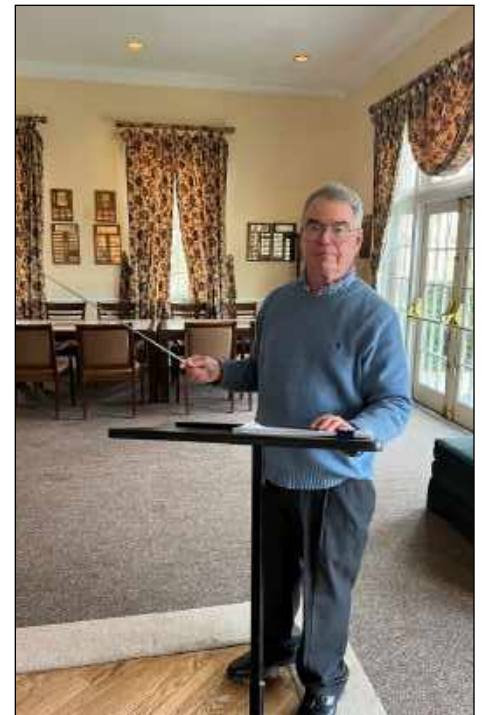


PHOTO BY TERRY PLACEK  
Association Treasurer Harold Reem presents information at the Budget Seminar in January.



*North Fairlington News*  
 Fairlington Villages, A Condominium Association  
 3001 South Abingdon Street  
 Arlington, VA 22206

Presorted Standard  
 U.S. Postage PAID  
 Arlington, Virginia  
 Permit No. 559



**12** *North Fairlington News*  
 March 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Be sure to vote online or on paper! Attend the Annual Meeting on March 29</b>			<b>1 March</b> Board Meeting 7 p.m. Hybrid Canasta Club Community Center	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> Grounds Committee 7 p.m. Hybrid	<b>7</b>	<b>8</b> Candidates' Forum No. 2, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	<b>9</b>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>16</b> Architectural Control Committee 7 p.m. Community Center	<b>17</b>	<b>18</b> Paper ballots submitted by mail must be postmarked no later than March 18
<b>19</b>	<b>20</b>	<b>21</b> Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	<b>22</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>23</b>	<b>24</b>	<b>25</b>
<b>26</b> Clothes Swap Time TBD Community Center	<b>27</b>	<b>28</b>	<b>29</b> <b>ANNUAL MEETING</b> Voting 6:30 – 7 p.m. Meeting 7 p.m. Community Center	<b>30</b> Book Club <i>The Heart's Invisible Furies</i> , 6:30 p.m. Community Center	<b>31</b>	<b>1 April</b>
<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>6</b>	<b>7</b>	<b>8</b> Easter Egg Hunt 10 a.m. – 11 a.m.

Meetings subject to change, please contact the Management Office to confirm.